



Ipplepen

- Individual Detached Bungalow
- 3 Double Bedrooms (master en suite)
- 20ft Lounge / Diner
- Kitchen / Breakfast Room
- uPVC Double Glazing & Gas Central Heating
- Lovely Level Gardens
- Garage & Driveway Parking
- Sought After Village

Asking Price:

£335,000

Freehold

EPC RATING: D58

Halfway, 8a Mayfair Road, Ipplepen, Newton Abbot, TQ12 5RN

An individual detached bungalow offering deceptively spacious and well-planned accommodation. Occupying a level enclosed plot the property has lovely landscaped and colourful gardens, the rear featuring manicured lawns, a greenhouse and a paved patio. Attached to the side is a garage with workshop space to one end with hot and cold water, plumbed sink and garden tap for hosepipe. There is driveway in front of the garage providing additional parking for two cars.

Inside the bungalow is smartly presented with the entrance hallway having an airing cupboard and broom / cloaks cupboard off. There is a lounge / diner with modern wood burning stove and patio doors to the front. Overlooking the rear is the kitchen with a selection of cabinets and plenty of space for a farmhouse style table and chairs. Off the kitchen is a rear porch which also provides a plumbed utility area. The master bedroom suite has a selection of fitted wardrobes and an en suite shower room / w.c. A second double bedroom also has fitted wardrobes and a third double bedroom has patio doors to the garden and is currently being used as a dining room by the current owner. There is also a family bathroom / w.c.

Ipplepen is a popular village with a thriving community where many various activities, clubs and events are held. Local amenities include a small supermarket, post office, health centre, primary school, two churches, village hall and a public house / restaurant. There is a sports field with tennis courts, bowling green, adult gym equipment and children's play area. Dainton Golf Course is approximately 1½ miles away on the A381 Totnes Road. A timetabled bus service operates to the nearby towns of Newton Abbot and Totnes, both of which offer a wider range of amenities.

Accommodation

Ground Floor

Entrance Hallway	
Lounge / Diner	20' 7" (6.27m) x 11' 8" (3.56m)
Kitchen / Breakfast Room	14' 7" (4.44m) x 11' 8" (3.56m)
Utility / Rear Porch	6' 3" (1.9m) x 4' 8" (1.42m)
Dining Room / Bedroom 3	12' 2" (3.71m) x 8' 5" (2.57m)
Bedroom 1	10' 5" (3.18m) x 9' 7" (2.92m)
En Suite Shower Room	
Bedroom 2	9' 8" (2.95m) x 9' 0" (2.74m)
Bathroom	

Outside

Predominately level front and rear gardens with lawn and colourful flower borders.

Parking

Garage and driveway parking for two cars.

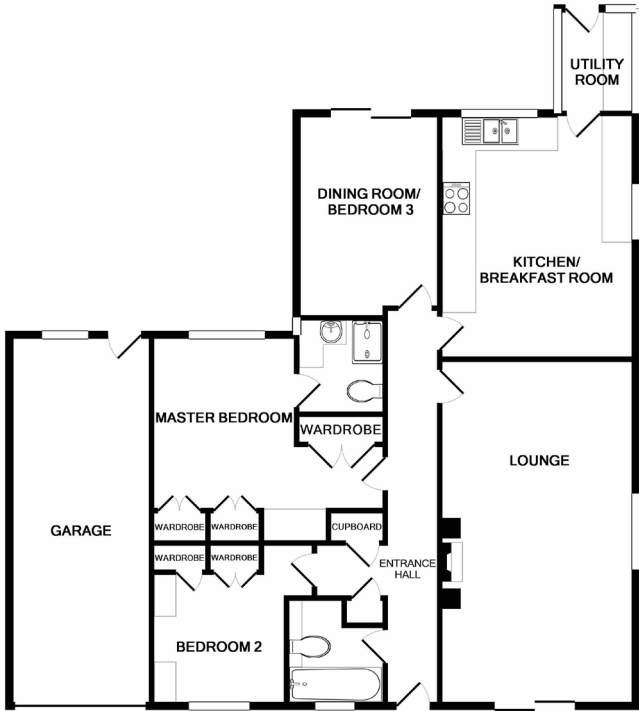
Agents Notes

Council Tax Band: Currently Band D

Directions

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into Foredown Road. Follow the road through the village, passing the war memorial on the right. Turn left opposite The Wellington Inn into Clapitt Road. Follow the road around to the left and turn left into Mayfair Road. The property can be found on the right hand side.

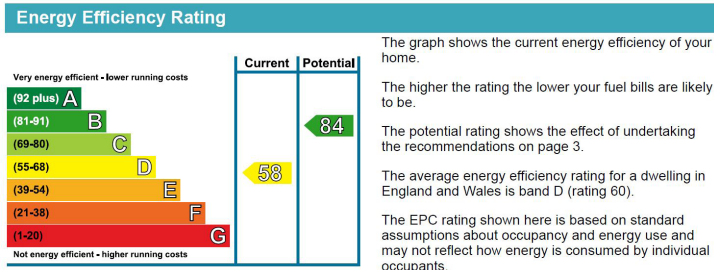
Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (103.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

Full report available on request



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